

1967/50

KNOW ALL MEN BY THESE PRESENTS, That WILBUR EDWARDS and JO ANN EDWARDS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK M. LISKEY and VIRGINIA L. LISKEY, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A piece or parcel of land situate in the Easterly half of Section 33, Township 40 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Bureau of Land Management brass cap marking the quarter section corner on the Southerly boundary of said Section 33; thence North 0° 04' West 5256.6 feet to the quarter section corner on the Northerly boundary of said Section 33; thence North 89° 58' East along the Northerly boundary of said Section 33 for a distance of 1595.8 feet to a point in line with the center-line of a drain; thence South 0° 01' West along the center-line of said drain as the same is now located and constructed for a distance of 5252.2 feet to a point on the Southerly boundary of said Section 33; thence South 89° 48½' West along the Southerly boundary of said Section 33 for a distance of 1588.4 feet more or less to the point of beginning; RESERVING AND EXCEPTING THEREFROM, However, 75% of the mineral rights in the property for the grantors, their heirs, executors and assigns, this reservation being understood to include by its terms geothermal resources, oil, gas and other minerals on in and under the property conveyed. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as follows:

Subject to contracts and/or liens for the irrigation and/or drainage; reservations and restrictions of record, and easements and rights-of-way of record and those apparent on the land;

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$77,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 27th day of June, 1972.

Wilbur Edwards
Jo Ann Edwards

STATE OF OREGON, County of Klamath, ss. June 27th, 1972.

Personally appeared the above named WILBUR EDWARDS and JO ANN EDWARDS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

George H. Grady
Notary Public for Oregon
My commission expires 9-17-74

NEVADA

STATE OF OREGON, County of Clark, ss.

Personally appeared the above named JO ANN EDWARDS

and acknowledged the foregoing instrument to be her voluntary act and deed.

Muriel I. McLean
Notary Public - State of Nevada
Douglas County
My Commission Expires Sept. 20, 1973

Before me: *Muriel I. McLean*
Notary Public for Oregon Nevada
My commission expires Sept. 20, 1973

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 27th day of JUNE, A. D., 1972 at 3:48 o'clock P. M., and duly recorded in

Vol. M 72 of DEEDS on Page 7010

FFE \$2.00

WM. D. MILNE, County Clerk

By *W. D. Milne*

JUN 27 3 43 PM 1972